

Case No. TA-25-08Date rcvd 9-2-2025

Text Amendment Application

Contact Information

Name Toby Coleman, Smith AndersonAddress 150 Fayetteville St., Ste. 2300City/State/Zip Raleigh, NC 27601Phone 919-821-6778Email tcoleman@smithlaw.com

Amendment Information

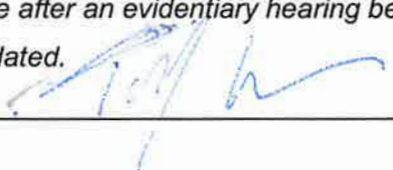
This petition is to amend the Unified Development Ordinance Section(s) Table 5.1 and Section 5.1.5.C of the LDO
to allow the Board of Commissioners to permit Hospital uses as a permitted use in conditional zoning districts.

as a ☐ permitted use☐ conditional use☐ special use

in the zoning district.

Applicant Signature

I hereby certify that the information contained herein is true and complete. I understand that if any item is found to be otherwise after an evidentiary hearing before the Town Board of Commissioners, the Board's action may be invalidated.

Signature Date 9/2/25

STATE OF NORTH CAROLINA

COUNTY OF WakeI, a Notary Public, do hereby certify that Toby Colemanpersonally appeared before me this day and acknowledged the due execution of the foregoing instrument. This
the 2nd day of September 20 25.My commission expires 8/12/2027.Signature Celeste A. Kelliher

CELESTE A. KELLIHER
NOTARY PUBLIC
WAKE COUNTY, N.C.

Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517

Description of Proposed Text Change Amendment

The applicant proposed that the LDO be changed to permit the Board of Commissioners to approve a hospital use as part of a conditional zoning district. The proposed text change amendment is as follows, with proposed changes in red:

- A. The listing for Hospital use in the Office and Medical Section of Table 5.1, Permitted Use Table is modified as follows:

	RL	RM	RH	MH	GC	CH	OP	GI	BT	TC	AC	NC	
OFFICE AND MEDICAL													
Hospital	-	-	-	-	<u>P/S</u>	<u>P/S</u>	<u>P/S</u>	-	-	-	-	-	5.1.5.C

- B. Add the following new subsection to Section 5.1.5.C of the LDO:

5. A Hospital use may be permitted by right as a condition of a conditional zoning district.

Justification

The LDO currently provides that a hospital use is only allowed via a special use permit. When a potential hospital user needs to rezone property for a hospital use, the LDO requires that user to obtain rezoning approval for the hospital use from the Board of Commissioners and then go to the Town Board of Adjustment for a special use permit. Requiring rezoning applicants to obtain functionally redundant permits from separate boards is unnecessarily cumbersome. Permitting the Board of Commissioners to permit hospital uses by right as part of a site-specific conditional rezoning streamlines the process while ensuring that the project is fully vetted and reviewed prior to approval, which presumably is the intent of the requirement that hospital uses obtain a special use permit.